

IN RE: PETITION FOR ZONING VARIANCE
0.95 ACRES SOUTHEAST SIDE OF
CRANBROOK ROAD EAST OF YORK ROAD
EIGHTH ELECTION DISTRICT
REEF MIDAMERICA FUND-II, INC.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No.: 89-269-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a zoning variance to permit a sideyard setback of twenty feet in lieu of the required twenty-five foot setback, as more particularly described on a plat accompanying the Petition and accepted as Petitioner's Exhibit 1. The Petitioner, by Deborah C. Dopkin, Esquire proffered testimony. Carol Schimpff, AIA, of Alex Brown Realty Investors appeared on behalf of the contract purchaser. No protestants appeared.

The subject property, Yorktowne Village Shopping Center, is a ten store retail shopping center located on the south side of Cranbrook Road east of York Road on slightly under one acre of land.

The Petitioner, through counsel presented further testimony that the shopping center was erected in 1977 pursuant to a site plan which was reviewed and approved by the Baltimore County Department of Public Works, pursuant to which a building permit was issued. The 1977 site plan and building permit were accepted as Petitioner's Exhibits 2 and 3 respectively.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 222.2.b (1982 S.C.A.) to permit a side yard setback of 20 ft. in lieu of the required 25 ft. setback

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: The State of Oregon Public Employees' Retirement Fund, Inc. (Type or Print Name) By: Alex Brown Realty Investors, Inc. (as "agent")
Signature By: John W. Guilford III, Director
Address 2 North Charles Street
Baltimore, Maryland 21201
City and State

Legal Owner(s): REEF Midamerica Fund-II, Inc., a Delaware Corporation (Type or Print Name)
Signature By: J. Kelly Burton, Asst. Sec.
(Type or Print Name)

Signature
D'Ancona & Pflaum
30 N. LaSalle Street 312-580-2078
Address Phone No.

Chicago, Illinois 60602
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin, Esquire
Name 210 Allegheny Avenue
Townson, Maryland 21204 823-4111
Address Phone No.

Attorney for Petitioner:
Deborah C. Dopkin, Esquire
(Type or Print Name)
Signature
210 Allegheny Avenue
Townson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of January, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1989, at 2 o'clock P.M.

By: J. Robert Haines
Zoning Commissioner of Baltimore County.

The Petitioner presented further testimony through counsel that the original construction occurred contrary to the then and now existing sideyard setback required in the BL Zone even though in compliance with the approved site plan and building permit, and that the subject Petition was an effort on Petitioner's part to cure the apparent error which occurred at the time of construction.

George Gavrelis, a land planner with the firm of Daft-McCune Walker, Inc., testified on Petitioner's behalf that to alter the building or correct the sideyard setback would present an undue hardship or practical difficulty for the Petitioner since the building had existed in its present location for twelve years. The variance, if granted would not impact any other property and would not be detrimental to the public health, safety or welfare. Mr. Gavrelis further testified that to grant the variance would be in keeping with the spirit and intent of the zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulties to the Petitioner and his property. McLean v. Soley, 270 Md. 208, (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. Whether strict compliance with the requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant of the variance would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

DAFT-MCUNE-WALKER, INC.



200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3233
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

Description

To accompany Zoning Petition
0.95 Acre Parcel
Southeast Side of Cranbrook Road

Eighth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of York Road, 80 feet wide, with the centerline of Cranbrook Road, 90 feet wide (1) Northeasterly 445 feet, more or less, measured along the centerline of Cranbrook Road and thence running (2) Southeasterly and radially to said centerline 45 feet, to the southeast side of Cranbrook Road, thence leaving said point of beginning and the southeast side of Cranbrook Road and running, with all courses of this description referred to the Grid Meridian established in the Baltimore County Metropolitan District, (1) South 36 degrees 00 minutes 18 seconds East 334.83 feet to intersect the north side of Alms House Road, thence running and binding thereon (2) South 88 degrees 23 minutes 08 seconds West 214.28 feet, thence leaving the north side of Alms House Road and running (3) North 18 degrees 40 minutes 05 seconds West 229.82 feet to intersect the southeast side of Cranbrook Road, thence running and binding thereon (4) Northeasterly by a line curving to the left with a radius of 1050.00 feet for a distance of 108.53 feet (the arc of

3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The evidence and testimony tend to indicate that the subject variance to allow a twenty foot sideyard setback in lieu of the required twenty-five feet should be granted, and such variance is consistent with the spirit and intent of the Baltimore County Zoning Regulations and would not result in any substantial detriment to the public health, safety and general welfare.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of January, 1989 that the Petition for Zoning Variance to permit a sideyard setback of twenty feet in lieu of the required twenty-five foot setback, all in accordance with Petitioner's Exhibit 1, be and it is hereby GRANTED, subject, however, to the following restriction:

1. Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
Zoning Commissioner of Baltimore County

said curve being subtended by a long chord bearing North 56 degrees 56 minutes 36 seconds East 108.48 feet) to the point of beginning; containing 0.95 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

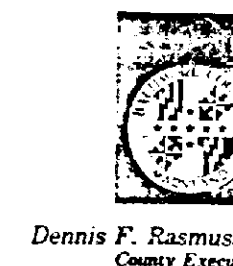
October 17, 1988
Our Job No. 88070 (L88070.2)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: T-14 Date of Posting: 12/30/88
Posted for: L. Haines
Petitioner: REEF Midamerica Fund, II, Inc.
Location of property: 33 Cranbrook Rd. East of York Rd.
Location of Sign: 33 Cranbrook Rd. East of York Rd.
Remarks: 89-269-A
Posted by: J. Robert Haines
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
J. Robert Haines
Zoning Commissioner

January 30, 1989



Deborah C. Dopkin, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
S/S Cranbrook Road, 445' E of the c/l of York Road
(33 Cranbrook Road)
8th Election District - 3rd Councilmanic District
REEF Midamerica Fund-II, Inc. - Petitioner
Case No. 89-269-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3393
J. Robert Haines
Zoning Commissioner

Date: 1/6/89

Deborah C. Dopkin, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 89-269-A
33 Cranbrook Rd., 445' E of York Rd.
8th Election District - 3rd Councilmanic District
Petitioner: REEF Midamerica Fund, II, Inc.
Contract Purchaser: The State of Oregon Public Employees' Retirement Fund
Hearing: Tuesday, January 17, 1989 at 2:00 p.m.

Dear Ms. Dopkin:

Please be advised that \$107.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 1/12/89 ACCOUNT: R-01-615-000
AMOUNT: \$ 107.25
RECEIVED BY: R. P. Haines
FOR: CONK Haines
89-269-A
SIGNATURE OF CASHIER: J. Robert Haines
DATE: 1/12/89

PO 67806
reg M 25126
case 89-268-A
price \$92.25

cc: Deborah Dybin, Eng
Tula

G. G. Stephens
DOCKET CLERK
887-3391

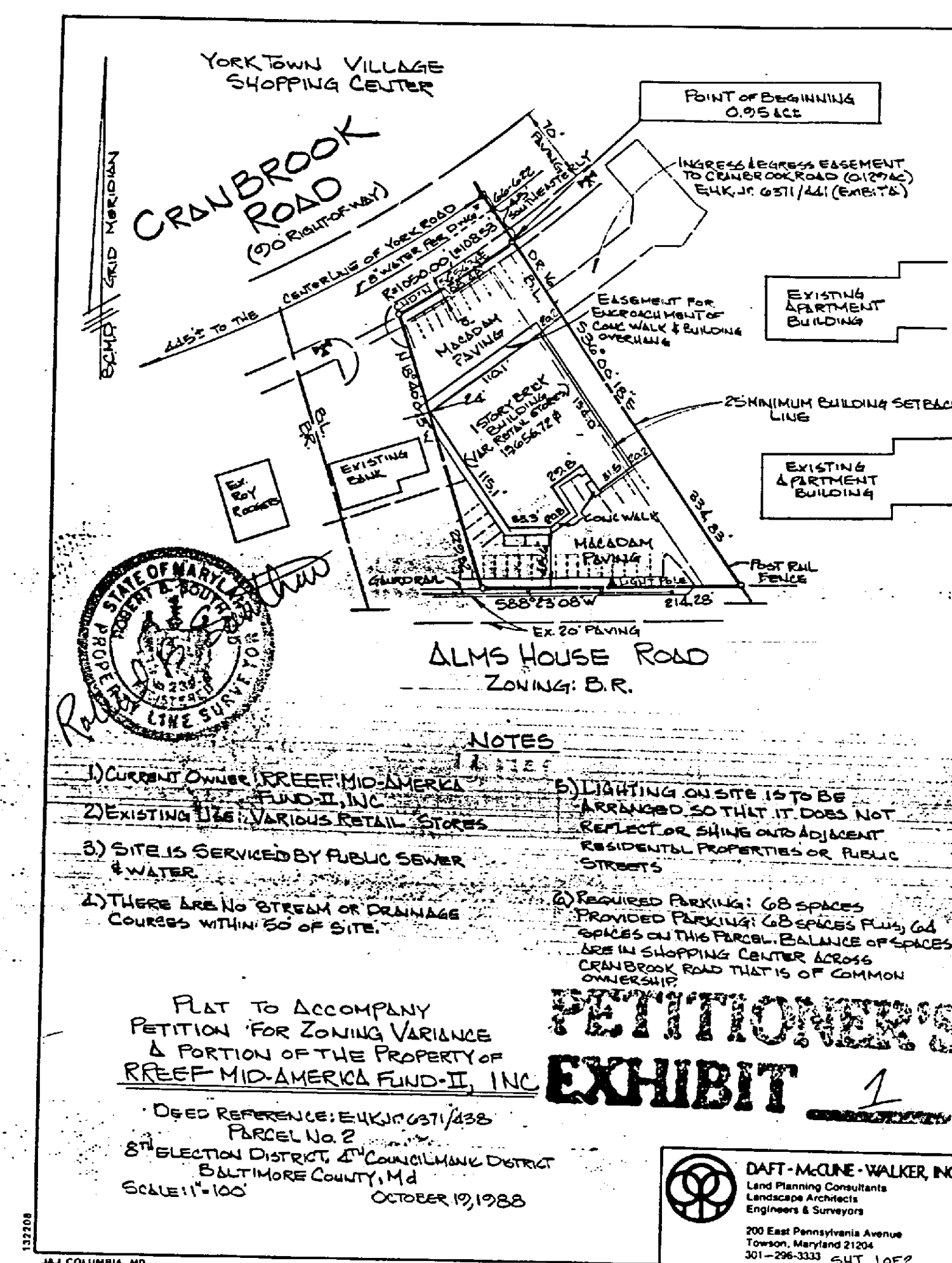


EXHIBIT I

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 059524

DATE 4-2-88 ACCOUNT B-21 115-000

AMOUNT \$ 100.00

RECEIVED FROM Clock Howard Jones & Tracy
Item #176

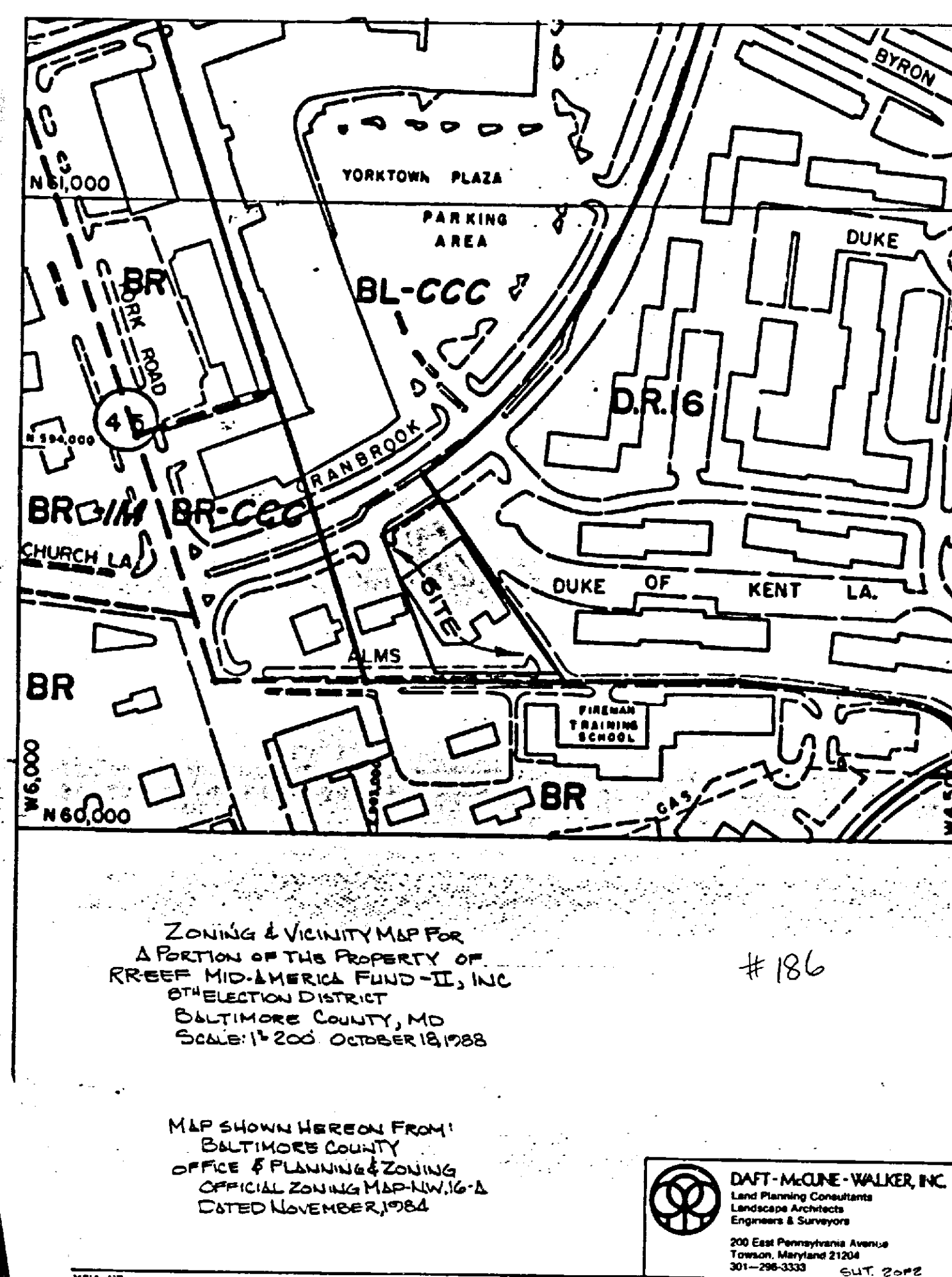
FOR Commercial Kitchen Equip Fee

b . B [MICROFILMED] MAR 2 1988

VALIDATION OR SIGNATURE OF CASHIER

APPROVED BY _____
CASH CLERK _____ FINE AGENCY _____ TELLER-CUSTOMER _____

KRESS Midamerican Fund II, Inc./ROBERT HAINES
 State of Oregon Public Employees' ZONING COMMISSIONER
 Retirement Fund/C.F.
 Received by: James E. Dyer
 Chairman, Zoning Plans
 Petitioner's Attorney Deborah C. Dopkin Advisory Committee

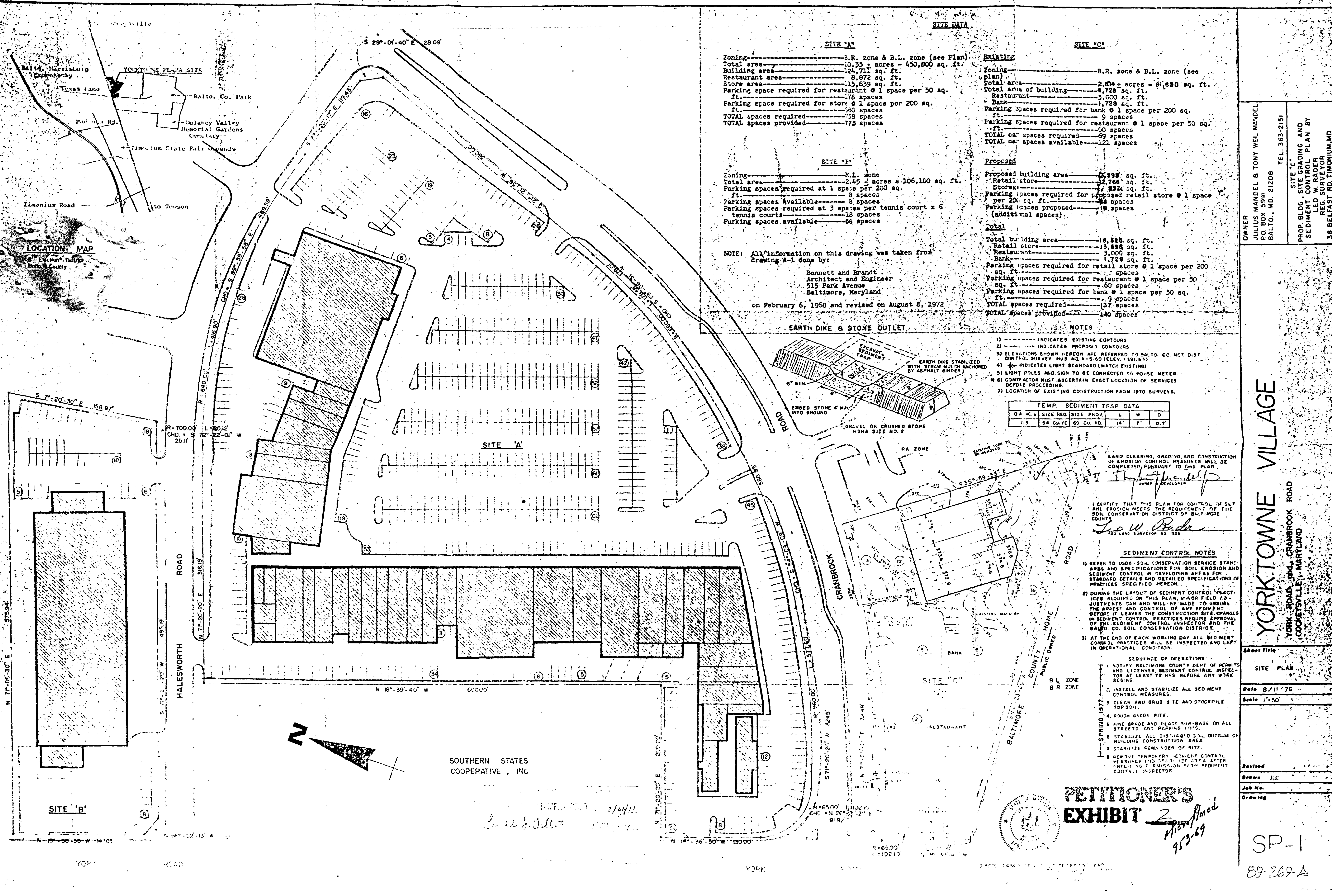


REVIEWER: Pat Kelly, 12-24-85 NOTED & APPROVED: [Signature]
Planning Group
Special Inspection Division
Fire Prevention Bureau

ROSENTHAL SHULER
Realty Partners, Inc.
703-893-9494

EXHIBIT 4
FLORES

**YORKTOWNE PLAZA &
VILLAGE SHOPPING CENTERS**



LOCATION MAP
Baltimore, Maryland
Baltimore County

SITE DATA

SITE "A"	
Zoning	B.R. zone & B.L. zone (see Plan)
Total area	10.55 acres - 450,800 sq. ft.
Building area	124,711 sq. ft.
Restaurant area	8,872 sq. ft.
Store area	15,839 sq. ft.
Parking space required for restaurant @ 1 space per 50 sq. ft.	78 spaces
Parking space required for store @ 1 space per 200 sq. ft.	50 spaces
TOTAL spaces required	128 spaces
TOTAL spaces provided	775 spaces

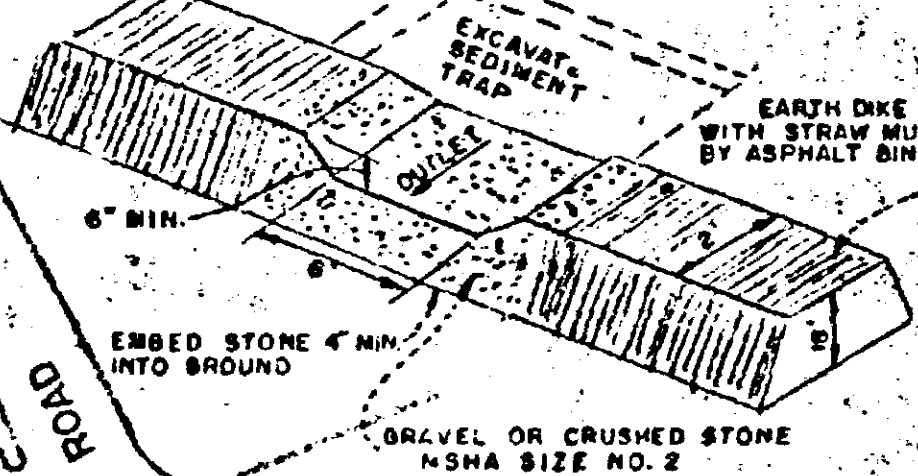
SITE "B"	
Zoning	M.L. zone
Total area	2.45 acres - 106,100 sq. ft.
Parking spaces required at 1 space per 200 sq. ft.	8 spaces
Parking spaces available	8 spaces
Parking spaces required at 3 spaces per tennis court x 6 tennis courts	18 spaces
Parking spaces available	56 spaces

NOTE: All information on this drawing was taken from drawing A-1 done by:
Bennett and Brandt
Architect and Engineer
515 Park Avenue
Baltimore, Maryland
on February 6, 1968 and revised on August 6, 1972

SITE "C"	
Zoning	B.R. zone & B.L. zone (see Plan)
Total area	2.404 acres - 91,650 sq. ft.
Total area of building	4,728 sq. ft.
Restaurant	3,000 sq. ft.
Bank	1,728 sq. ft.
Parking spaces required for bank @ 1 space per 200 sq. ft.	9 spaces
Parking spaces required for restaurant @ 1 space per 50 sq. ft.	60 spaces
TOTAL spaces required	69 spaces
TOTAL spaces available	121 spaces

Proposed	
Proposed building area	10,598 sq. ft.
Retail store	13,598 sq. ft.
Storage	7,321 sq. ft.
Parking spaces required for proposed retail store @ 1 space per 200 sq. ft.	38 spaces
Parking spaces proposed (additional spaces)	19 spaces
TOTAL	
Total building area	10,598 sq. ft.
Retail store	13,598 sq. ft.
Restaurant	3,000 sq. ft.
Parking spaces required for retail store @ 1 space per 200 sq. ft.	38 spaces
Parking spaces required for restaurant @ 1 space per 50 sq. ft.	60 spaces
Parking spaces required for bank @ 1 space per 50 sq. ft.	9 spaces
TOTAL spaces required	107 spaces
TOTAL spaces provided	140 spaces

EARTH DIKE & STONE OUTLET



NOTES

- 1) --- INDICATES EXISTING CONTOURS
- 2) --- INDICATES PROPOSED CONTOURS
- 3) ELEVATIONS SHOWN HEREON ARE REFERRED TO BALTO. CO. MET. DIST. CONTROL SURVEY, HUB NO. X-5150 (ELEV. +391.53)
- 4) --- INDICATES LIGHT STANDARD (MATCH EXISTING)
- 5) LIGHT POLES AND SIGN TO BE CONNECTED TO HOUSE METER.
- 6) CONTRACTOR MUST ASCERTAIN EXACT LOCATION OF SERVICES BEFORE PROCEEDING.
- 7) LOCATION OF EXISTING CONSTRUCTION FROM 1970 SURVEYS.

TEMP. SEDIMENT TRAP DATA

DATE	SIZE REQ.	SIZE PROV.	L	W	D
1/8	54	CU YD.	69	CU YD.	14' 7' 0.7'

LAND CLEARING, GRADING AND CONSTRUCTION OF EROSION CONTROL MEASURES WILL BE COMPLETED PURSUANT TO THIS PLAN.
Signature
OWNER/DEVELOPER

I CERTIFY THAT THIS PLAN FOR CONTROL OF SOIL EROSION MEETS THE REQUIREMENT OF THE SOIL CONSERVATION DISTRICT OF BALTIMORE COUNTY.
Signature
REG. LAND SURVEYOR NO. 1225

SEDIMENT CONTROL NOTES

- 1) REFER TO USDA - SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF PRACTICES SPECIFIED HEREON.
- 2) DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE BEST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTO. CO. SOIL CONSERVATION DISTRICT.
- 3) AT THE END OF EACH WORKING DAY ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.

SEQUENCE OF OPERATIONS

- 1. NOTIFY BALTIMORE COUNTY DEPT. OF PERMITS AND LICENSES, SEDIMENT CONTROL INSPECTOR AT LEAST 72 HRS BEFORE ANY WORK BEGINS.
- 2. INSTALL AND STABILIZE ALL SEDIMENT CONTROL MEASURES.
- 3. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL.
- 4. ROUGH GRADE SITE.
- 5. FINE GRADE AND PLACE SUB-BASE ON ALL STREETS AND PARKING LOTS.
- 6. STABILIZE ALL DISTURBED SOIL OUTSIDE OF BUILDING CONSTRUCTION AREA.
- 7. STABILIZE REMAINDER OF SITE.
- 8. REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND STABILIZE SITE AREA AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR.

PETITIONER'S EXHIBIT
Signature
953-69

OWNER
JULIUS MANDEL & TONY WEIL MANDEL
P.O. BOX 5991
BALTO., MD. 21208
TEL. 363-2151

SITE "C"
PROP. BLDG., SITE GRADING AND SEDIMENT CONTROL PLAN BY
LEO W. RADEY
REG. SURVEYOR
38 BELFAST RD. TIMONUM, MD.

YORKTOWNE VILLAGE

YORK ROAD, MD., CRANBROOK ROAD
COCKEYSVILLE, MARYLAND

Sheet Title
SITE PLAN

Date 8/11/76

Scale 1"=50'

Revised

Brown JLC

Job No.

Drawing

SP-1
89-269-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth/SWM August 21, 1990
Mr. Powell/EIRS
Mr. Pilsen/WMS
Mr. Flowers/CBCA
Mr. Fisher/Planning
Mr. Richards/Zoning
Mr. Bowling/DO
Mr. Family/Traffic Engineering
Mr. Weiss/Sanitation
Mr. Beaumont/Land Acquisition
Ms. Lutz/House Nos.
Capt. Kelly/Fire Dept.
Mr. Kinser/Sec. & Parks
Mr. Brocato/SHA
Ms. Killian/Assessments
Mr. Butcher/C & P

FROM: Susan Wimbly
Bureau of Public Services

RE: MARYLAND NATIONAL BANK - YORK & ALMS HOUSE ROAD
District No.: 8 C 4
Project No.: 90279
Engineer: Kidde
Phone No.: 583-1751

ACTION REQUESTED:
CRG Plan Review (Meeting Waived): X
CRG Plan Refinement Review:
CRG Non-Material Amendment Review:
CRG Plan Approval Extension Review:
Panhandle Minor CRG Plan Review:
Minor Subdivision Review:

Please review the attached plan for compliance with current regulations and return comments to our office by September 11, 1990. If you have no comments or do not need to review this plan, please indicate by placing your initials here - _____

Thank you for your attention to our request.

DLI:SM:bje

(SEE OTHER SIDE FOR COMMENTS)

XPEDITE3

MARYLAND NATIONAL BANK
YORK & ALMS HOUSE ROAD
W-90-215

C.R.G. Waiver Plan Date: 8/90
Comments For: 9/11/90
Comments Date: 9/14/90

This subject is the site of an upcoming zoning hearing (Case #91-42-A). Requested was the following:

Variance from Section 409.6.A.2 to allow 125 parking spaces in lieu of the required 168 spaces and to amend site plan in Zoning Commissioner's Hearing Case No. 89-220-A. (See also site plan in Zoning Commissioner's Case No. 87-269-A granting a setback variance.) And to permit renovation of the existing drive thru facility with stacking for four (4) cars in lieu of the required seven (7) cars, if the Zoning Commissioner deems such a variance is required.

This petition is not complete as no reference is made to S.409.10 as listed in the variance notes on the plan. Complete revised petitions which match the plan must be submitted for inclusion in the hearing file before the hearing date. (The attorney for petitioner has been contacted on this situation on this date, 9/14/90.)

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

JLL
JGEM L. LEWIS
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning
Zoning Files - #91-42-A, #89-220-A, #89-269-A
Waiver file



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 9, 1997

Deborah C. Dopkin, Esquire
Ronollo & Kotz, P.A.
220 Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4513

RE: Zoning Verification
Yorktowne Plaza and Yorktowne
Village Shopping Center
8th Election District

Dear Ms. Dopkin:

This letter is in response to your request dated November 20, 1997. Based on the information provided by you and our research, the following has been determined.

1. The property identified by you as the Yorktowne Plaza and Yorktowne Village Shopping Center is currently zoned B.L.-C.C.C. and B.R.-C.C.C. (see enclosure). The B.L.-C.C.C. and B.R.-C.C.C. zoning classifications permit a retail shopping center, as well as those uses which are considered to be accessory to a shopping center. These zones also would permit fast food restaurants with a drive-thru window and banks. These uses, although permitted as of right, are subject to the height, area, and parking regulations found in Sections 232, 238, and 409 of the Baltimore County Zoning Regulations (BCZR). I have checked with Joseph C. Schrack of the Division of Code Inspections and Enforcement and he indicated to me that he has no open zoning cases on this property.
2. A search of the Bureau of Development Management's files did not produce a copy of an approved development file. Further, research and a conversation with Christine Rorke, Planner II, Development Management (410-887-3321) indicated that commercial projects approved prior to 1982 were not tracked and that the approved commercial building permit plan served as the approved development plan.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 2

The plan submitted with your letter was a copy of the original commercial building permit plan and was approved by Leroy E. Oyle on April 3, 1974. This original approval was modified by the Development Review Committee (DRC) decision under two separate request numbers. DRC request #08215K was approved as an amendment, so a revised development plan was not required for the approval of the proposed Rite-Aid. The approved building permit plan that accompanied building permit BS-259091 can serve as the development plan amendment for the Rite-Aid. DRC request #08285F was approved as a B-9 exemption and was, therefore, required to receive an approved development plan. This plan was approved by Joseph V. Maranto on December 20, 1995 and can be found in FOM file #VIII-664. This plan also shows the proposed Rite-Aid and, therefore, is the plan that all permits will be compared against in the future. Unless there are additional changes to be made to the plan approved on December 20, 1995, no further steps are necessary to comply with Phase I of the development regulations and the entire property may be transferred without any additional approvals.

3. This property was the subject in only five zoning cases.

- A. Case 69-152-A was a petition to allow an identification sign on an area of 259 square feet in lieu of the maximum allowed 150 square feet. Although the order was not microfilmed, the docket book shows that the case was granted on February 3, 1969.
- B. Case 70-175-A was a petition to allow an identification sign on an area of 294 square feet in lieu of the maximum allowed 150 square feet. The order granting this request was written on March 23, 1970.
- C. Case 89-220-A requested a reduction of the required parking from 138 spaces to 125 spaces. This request was granted on April 27, 1989.
- D. Case 89-269-A granted a side yard setback of 20 feet in lieu of the required 25 feet on January 30, 1989.
- E. Finally, in zoning case 91-42-A the parking requirement was granted a further reduction from the required 168 parking spaces to 125 parking spaces and a drive-thru facility, stacking for four cars in lieu of the required seven cars. This order was granted with restrictions on December 13, 1990.

Deborah C. Dopkin, Esquire
December 9, 1997
Page 3

I have enclosed for your reference, copies of the above zoning orders (except case 69-152-A, where I enclosed a copy of the appropriate page of the docket book).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

CAH
Catherine A. Milton
Planner II
Zoning Review

CAH:rye

cc: zoning cases 69-152-A, 70-175-A,
89-220-A, & 91-42-A

Enclosure